

A. ADMINISTRATIVE REPORT & DECISION

DECISION: ☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ DENIED

REPORT DATE: April 20, 2016

Project Name: Greenleaf II Short Plat

Owner: CHG SF, LLC, 12600 SE 38th St, Suite 250, Bellevue, WA 98006

Applicant/Contact: Alison Conner, Conner Homes, 12600 SE 38th St, Suite 250, Bellevue, WA 98006

File Number: LUA16-000173, SHPL-A, MOD

Project Manager: Clark H. Close, Senior Planner

Project Summary: The applicant is requesting approval of a 3-lot short plat and a street modification. The site is 22,993 square feet (0.58 acres) and is located at 18661 108th Ave SE, (APN: 322305-9088), adjacent to the new Greenleaf subdivision, and would be for the future development of three new single family homes. The property is in the Residential-8 (R-8) zoning district. The proposed residential lots range in size from 6,902 SF to 8,240 SF in area with an average lot size of 7,348 SF. The residential density is 5.9 dwelling units per net acre. Access to the lots would be from SE 188th St. The applicant is also requesting a modification from street improvements to retain the existing half-street frontage improvements along 108th Ave SE. Soil consists of silty sand with gravel in a dense condition underlain by native glacial till soil. The single family home located on the property was recently demolished under Permit #B15006874. The applicant is proposing to remove all six (6) of the significant trees onsite.

Project Location: 18661 108th Ave SE, Renton, WA 98055 (APN 322305-9088)

Site Area: 22,993 square feet (0.53 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan (Sheets 1 & 2)
- Exhibit 3: Existing Conditions
- Exhibit 4: Boundary and Topographic Survey
- Exhibit 5: Arborist Report, prepared by Jeff Varley Landscape Architect (date January 20, 2016)
- Exhibit 6: Landscape and Tree Replacement Plan (L1 – L2)
- Exhibit 7: Geotechnical Summary Letter, prepared by Earth Solutions NW, LLC (date February 9, 2016)
- Exhibit 8: Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC (date September 23, 2013)
- Exhibit 9: Conceptual Grading, T.E.S.C. & Utility Plan
- Exhibit 10: Technical Information Report, prepared by ESM Consulting Engineers, LLC (date February 15, 2016)
- Exhibit 11: Construction Mitigation Description
- Exhibit 12: Proposed Lot Layout
- Exhibit 13: Declaration of Covenants, Conditions, and Restrictions for Greenleaf Homeowners Association
- Exhibit 14: Building Height Code Interpretation (CI-73 - REVISED)
- Exhibit 15: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** CHG SF, LLC, 12600 SE 38th St, Suite 250, Bellevue, WA 98006
- 2. **Zoning Classification:** Residential-8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Medium Density (RMD)
- 4. **Existing Site Use:** Vacant
- 5. **Critical Areas:** None
- 6. **Neighborhood Characteristics:**
 - a. **North:** *Single Family Residential, R-8*
 - b. **West:** *Single Family Residential, R-8*
 - c. **South:** *Single Family Residential, Home Occupation Beauty Salon (Beauty Wave), R-8*
 - d. **East:** *Single Family Residential, Multi-Family (Morgan Court Condominiums), R-14*
- 6. **Site Area:** *0.53 acres*

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Benson Hill Annexation	A-06-002	5327	03/01/2008

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: Water service is provided by the Soos Creek Water and Sewer District.
- b. Sewer: Sewer service is provided by the Soos Creek Water and Sewer District.
- c. Surface/Storm Water: The existing property does not contain stormwater facilities.

2. Streets: The subject property fronts 108th Ave SE (SR 515), which is classified as a principal arterial street and SE 188th Street, which is classified as a residential access road constructed as part of the Greenleaf Short Plat adjacent to the subject property.

3. Fire Protection: City of Renton Fire Department.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 4 City-Wide Property Development Standards

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivision

5. Chapter 9 Permits-Specific

- a. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

6. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on March 8, 2016 and determined the application complete on March 15, 2016. The project complies with the 120-day review period.

2. The project site is located at 18661 108th Ave SE, Renton, WA 98055 (APN 322305-9088), adjacent to the Greenleaf Plat (AKA Panther Lake Preliminary Plat) LUA14-000190.
3. The project site is currently vacant (*Exhibit 3*).
4. Access to the site would be provided from SE 188th Street. Approximately 12'-6" of street frontage would be dedicated along 108th Ave SE.
5. The property is located within the Residential Medium Density (RMD) Comprehensive Plan land use designation.
6. The site is located within the Residential-8 (R-8) zoning classification.
7. There are approximately six (6) significant trees located within the proposed development area and all trees are proposed to be removed as part of the short plat.
8. There are no critical areas onsite or within the immediate vicinity of the property.
9. The project is estimated to strip 900 cubic yards, including 510 cubic yards of cut and 260 cubic yards of fill, using the material generated by the cut (*Exhibit 9*).
10. The applicant is proposing to begin construction on April 2016 with homebuilding finished by August 2016 (*Exhibit 11*).
11. No public or agency comments were received.
12. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 15*).
13. **Comprehensive Plan Compliance:** The site is designated Residential Medium Density (RMD) on the City's Comprehensive Plan Map. The purpose of the RMD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center, • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.

14. **Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis																			
✓	<p>Density: The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment:</i> Based on a net density of 22,053 square feet (22,993 sf gross density – 940 sf public streets), the proposal for 3 residential lots on the project site would result in a net density of 5.93 dwelling units per acre (3 lots / 0.506 acres = 5.93 du/ac), which meets the minimum and maximum density requirements of the R-8 zone.</p>																			
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-8 zone is 5,000 sq. ft. A minimum lot width of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required.</p> <p>The following table identifies the proposed dimensions for Lots 1-3.</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sq. ft.)</th><th>Lot Width (feet)</th><th>Lot Depth (feet)</th></tr><tr><td>Lot 1</td><td>6,902</td><td>57.52</td><td>120.04</td></tr><tr><td>Lot 2</td><td>6,902</td><td>57.52</td><td>120.04</td></tr><tr><td>Lot 3</td><td>8,240</td><td>60.04</td><td>102.41</td></tr></table> <p><i>Staff Comment:</i> The proposed lots would comply with the minimum lot size, width, and depth requirements of the R-8 zone (Exhibit 2).</p>				Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	6,902	57.52	120.04	Lot 2	6,902	57.52	120.04	Lot 3	8,240	60.04	102.41
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Lot 3	8,240	60.04	102.41																	
✓	<p>Setbacks: The required minimum setbacks in the R-8 zone are as follows: front yard is 20 feet except when all vehicle access is taken from an alley, then 15 feet, side yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.</p> <p><i>Staff Comment:</i> The proposed lots are oriented so that the front yards of Lots 1 and 2 would face the public street (SE 188th St). Lot 3 would also gain driveway access from SE 188th St but the orientation of the single family home would orient east/west or towards the public street (108th Ave SE). The applicant is proposing to orient the front of the home of Lot 3 to the west or toward Lot 2 with a hammerhead turnaround at the end of the single family driveway (Exhibit 12). Staff recommends, as a condition of approval, that the residence to be constructed on Lot 3 shall have its front yard and entry oriented to the east or towards 108th Ave SE. A note to this effect shall be recorded on the face of the short plat. The building design of the new residence shall be reviewed and approved at the time of building permit application.</p> <p>The proposed lots appear to contain adequate area to accommodate all the required setback areas and provide a sufficient sized building pad. Compliance with building setback requirements for the residences proposed to be constructed on Lots 1-3 would be verified at the time of building permit review.</p>																			
Compliance	<p>Building Standards: The R-8 zone has a maximum building coverage of 50%, a</p>																			

<p>not yet demonstrated</p>	<p>maximum impervious surface coverage of 65%, and a maximum building height of two (2) stories with a wall plate height of 24 feet.</p> <p><i>Staff Comment: Building height (as described by Exhibit 14), building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p>
<p>Compliant if conditions of approval are met</p>	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one (1) street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two (2) trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment: A Conceptual Landscape Plan, prepared by Jeff Varley Landscape Architect (Exhibit 5), was submitted with the short plat application materials. A 10-foot onsite landscape strip is proposed along the street frontages of SE 188th St and 108th Ave SE. A Plant Schedule was included on the Landscape Plan, the following trees and plants are proposed within the onsite landscape strip: maple, dwarf burning bush, david biburnum, redleaf barberry, kinnikinnick, and dune strawberry. In addition, to the onsite landscape planter strip plants, five (5) western red cedar trees were included in the conceptual plant schedule.</i></p> <p><i>Landscaping is also required within the planter strip along 108th Ave SE. Staff recommends that a final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction. A continuation of the Greenleaf Plat landscaping schedule would be required within the ±17.5 feet of right-of-way behind the existing sidewalk.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of</p>

	<p>existing trees, replacement trees, trees required pursuant to RMC 4-4-070F.1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> An Arborist Report (Exhibit 5), Conceptual Landscape and Tree Replacement Plan (Exhibit 6) were submitted with the project application materials. According to the Arborist Report, a total of six (6) significant trees are located within the vicinity of the developable portion of the project site. Of the existing six (6) trees, none of the trees were deemed dangerous or unhealthy and none of the trees were located within the proposed public street right-of-ways. Of the six (6) significant trees, 30% or two (2) trees are required to be retained. As a result, the proposed retention of zero trees is less than the minimum tree retention requirement of two (2) trees or 30%.</p> <p>Compliance with this requirement may be achieved through the installation of additional trees, retention of existing trees, or a combination thereof. To meet the tree replacement requirement, the applicant is proposing to plant seven (7) maple trees at 2 inch caliper within the 10-foot onsite landscape strips and five (5) western red cedar trees at 2 inch caliper at the back of the lots for a total of 24 caliper inches. However, staff is recommending, as a condition of approval, that the applicant satisfy the thirty percent (30%) tree retention requirement by retaining two (2) trees (Tree Nos. 005 and 006) on the south portion of Lot 3. The existing trees serve as an established landscape buffer between the residential development and the Home Occupation Beauty Salon (Beauty Wave) to the south. A Detailed Landscape Plan that complies with RMC 4-8-120D.12 shall be submitted at the time of Utility Construction Permit Application to the Current Planning Project Manager for review and approval. The Detailed Landscape Plan shall demonstrate compliance with the thirty percent (30%) tree retention requirement, the minimum onsite tree density requirement and right-of-way landscaping requirement within the street frontage areas. The onsite trees shall be installed prior to Final Occupancy for the new homes.</p> <p>In addition, to complying with the minimum tree density requirements, the applicant is required to retain or plant two (2) significant trees, or gross equivalent caliper inches, per 5,000 square feet of lot area. Based on the lot areas proposed, the applicant would be required to provide a minimum of three (3) trees on Lots 1 and 2 and two (2) trees on Lot 3 provided trees 005 and 006 are retained. The detailed landscape plan shall demonstrate compliance with minimum tree density and tree retention requirements of the zone. On-site landscaping shall be installed prior to Final Occupancy for the individual homes, landscaping within the right-of-way shall be installed prior to short plat recording.</p>
<p>Compliance not yet demonstrated</p>	<p>Parking: Parking regulations require that a minimum of two (2) parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> Parking requirements and driveway grades for the new residences proposed would be verified at the time of building permit review. Driveway cuts locations and width would be verified at the time of construction permit application.</p>

<p>N/A</p>	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><u>Staff Comment:</u> No fences or retaining walls are proposed.</p>
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15. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

<p>✓</p>	<p>Lot Configuration: One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots. <p><u>Staff Comment:</u> The lot sizes are as high as 8,240 square feet and as low as 6,902 square feet with differences of more than 400 gross square feet size within the R-8 zone. As proposed, the short plat would comply with lot configuration requirement #2.</p>
<p>Compliance not yet demonstrated</p>	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. Alley accessed, or 4. Located so that the entry does not face a public and/or private street or an access easement, or 5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
<p>Compliance not yet</p>	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height

demonstrated	<p>twelve inches (12") above grade, or</p> <p>2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</p> <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review. As previously recommended by staff, as a condition of approval, the residence to be constructed on Lot 3 shall have its front yard and entry oriented to the east towards 108th Ave SE.</i></p>
Compliance not yet demonstrated	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on façades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing façade. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all façades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet demonstrated	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> 1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or

	<p>2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>

16. **Critical Areas:** Project sites, which contain critical areas, are required to comply with the Critical Areas Regulations (RMC 4-3-050). A Geotechnical Summary Letter (*Exhibit 7*) and a Geotechnical Engineering Study (*Exhibit 8*) was prepared by Earth Solutions NW, LLC and submitted with the short plat application. According to the submitted reports, no critical areas were identified on the project site.

17. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
Compliant if condition of approval is met	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> <i>Access to the site is proposed from SE 188th St or via the existing emergency access easement from the primary intersection of SE 187th Pl and 108th Ave SE. 6. The 27.5-foot emergency access easement was recorded with the Greenleaf Plat and did not include direct access from the easement to Greenleaf II. As a result, staff is recommending, as a condition of approval, that applicant obtain an ingress/egress public access easement from parcel no. 6623400050 in order to gain access to Greenleaf II Lot 3. Alternatively, if an access easement is unable to be attained, access to Lot 3 shall be obtained from SE 188th St. This may require a reconfiguration of the proposed lots or a shared access easement/shared driveway between Lots 2 and 3.</i></p> <p><i>Approximately 75 feet of the site fronts 108th Ave SE. The project is proposing to dedicate 12.5 feet of right-of-way along 108th Ave SE (75 feet x 12.5 feet = 937.5 square feet). The applicant is requesting a modification from RMC 4-6-060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to modify the requirement from half-street frontage improvements due to the short nature of the frontage and the surrounding developments in order to maintain the existing street configuration.</i></p>

	<p>Existing improvements consist of four travel lanes, a center turn lane, 5-foot sidewalks located against the curb, and 5-foot wide planter strips on both sides. This modification request is the same as the approved request submitted for the Greenleaf Plat adjacent to the subject property. Staff is recommending, as a condition of approval, that the existing driveways fronting 108th Ave SE shall be removed and replaced with vertical curb and sidewalk to match the existing frontage improvements located along 108th Ave SE.</p> <p>The proposed project fronts SE 188th St (a residential access road), which was constructed as part of the Greenleaf Plat adjacent to the subject property. The full standard roadway width (53 feet ROW) of SE 188th Street ends approximately at the east property line of Lot 2 before tapering to a dedicated 27.5-foot emergency access easement, created as part of the 34-lot Greenleaf Plat for secondary fire emergency access to the 108th Ave SE. The project would complete half street frontage improvements along SE 188th St which includes, but is not limited to, a 0.5-foot wide curb, a 0 to 8-foot wide planting strip, and a 5-foot wide sidewalk along the project frontage. Staff is recommending, as a condition of approval, that the frontage improvements extend from the termination point of existing frontage, installed as part of the Greenleaf Plat adjacent to the subject property, and end at the east property line of Lot 3. Vehicular access to each of the lots shall be from SE 188th St or an access easement from parcel no. 6623400050.</p> <p>The utility plan (Exhibit 9) indicates that the public sidewalk would encroach into a portion of the front of Lot 2; therefore, a public access easement would be required where the sidewalk tapers and continues into the area of the lot or be dedicated as public right-of-way. In addition, the pedestrian sidewalk must also continue across the front of Lot 3 to the east property line. Portions of which front the emergency access easement. Staff is recommending, as a condition of approval, that the sidewalk frontage improvements (five foot (5') wide sidewalk, vertical curb, and driveway approach) be constructed along the full frontage of Lot 3. A minimum 20 feet of asphalt for secondary fire emergency access shall be retaining within the 27.5-foot wide emergency access easement located on parcel no. 6623400050. In addition, a separate recorded easement or additional right-of-way dedication along SE 188th St shall be required if the sidewalk encroaches into the area of the lot(s).</p> <p>Driveways shall be designed in accordance with City standard plans 104.1 and 104.2 (RMC 4-4-080). A construction permit for frontage improvements would be required.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> No blocks are proposed.</p>
Compliant if condition of approval is met	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> As discussed above under FOF 14 all lots meet the minimum lot dimensional requirements in the R-8 zone. The proposed lots are either rectangular or L-shaped. Orientation of Lots 1 and 2 have their front yards facing their respective public street (SE 188th Ave SE) and staff is recommending that the residence to be constructed on Lot 3 have its front yard and entry oriented to 108th Ave SE. The building design of the new residences would be reviewed and approved at the time of building permit application.</p>
Compliant	<p>Streets: The proposed street system shall extend and create connections between</p>

<p>if condition of approval is met</p>	<p>existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The proposed project fronts both 108th Ave SE (a principal arterial street) and SE 188th St (a residential access road). The minimum right-of-way width for a principal arterial street is 5 travel lanes at 103 feet. The existing right-of-way width on 108th Ave SE is approximately 82 feet. To meet the City's complete street standards, street improvements, including a pavement width of 27 feet from the center line, curb, gutter, and 8 foot planter strip, 8 foot sidewalk, and storm drainage improvements in the right-of-way fronting the site (RMC 4-6-060). Therefore, approximately 10.5 feet of right-of-way dedication would be required. The applicant has requested a modification from street improvements to not only dedicate the required 10.5 feet right-of-way but also two (2) additional feet for a total dedication of 12.5 feet along 108th Ave SE. This modification request matches the approved request submitted for the Greenleaf Plat adjacent to the subject property and would retain the existing configuration of the gutter, sidewalk and planter strip.</p> <p>The full standard roadway width (53 feet ROW) of SE 188th Street ends approximately at the east property line of Lot 2, and then tapers to a dedicated 25-foot emergency access entrance (20 feet paved) installed as part of the Greenleaf Plat. Street frontage along SE 188th Street would include 0.5 foot curb, 0 to 8 foot landscape strip and a 5 foot sidewalk. Frontage improvements would extend from the termination point of existing frontage, installed as part of the Greenleaf Plat, through the property frontage to the end of the property at the west property line of Lot 1.</p> <p>The applicant submitted a formal modification request (dated March 1, 2016) from RMC 4-6-060F.2 in order to modify the requirement from half-street frontage improvements on 108th Ave SE due to the short nature of the frontage and the surrounding developments to maintain the existing street configuration. See the formal response to the modification request for more information (FOF 18 Street Modification Analysis).</p> <p>Alley access is the preferred street pattern for all new residential development except in the Residential Low Density land use designation (RC, R-1, and R-4 zones). The City uses the following factors to determine whether the use of alleys is not practical, including size: a) Size: The new development is a short plat; b) Topography: The topography of the site proposed for development is not conducive for an alley configuration; c) Environmental Impacts: The use of alleys would have more of a negative impact on the environment than a street pattern without alleys; d) If site characteristics allow for the effective use of alleys (RMC 4-7-150E.5). The short plat has public frontage to SE 188th Ave SE and the use of alleys would not be characteristic of the neighborhood or practical.</p> <p>Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. The project proposes the addition of (2) new single family residences (3 new single family homes, 1 existing home removed). Traffic impact fees would be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development would be \$5,902.34. The transportation impact fee that is current at the time of building permit application would be levied.</p>
<p>✓</p>	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The proposed short plat is surrounded by existing detached single family residences north and west of 108th Ave SE located within the R-8 zone. To the east is single family residences and condominium project located within the R-14 zone.</p>

	<i>The proposal would be in harmony with the existing uses. The proposed lots are similar in size and shape to the existing surrounding development pattern in the area and would be consistent with the Comprehensive Plan and Zoning Code, which encourages residential infill development.</i>
✓	<p>Compatibility: If a subdivision is located in the area of an officially designed trail, provisions shall be made for reservation of the right-of-way or for easements to the City for trail purposes.</p> <p><u>Staff Comment:</u> <i>The City of Renton Community Services Department has reviewed the proposal and has determined the site is located along a proposed bicycle lane per the adopted Trails and Bicycle Master Plan for Benson Drive S/SR 515 (aka 108th Ave SE) which extends from S Grady Way to SE 192nd St. The applicant has applied for a street modification that would waive street frontage improvements along 108th Ave SE, see FOF 18. The short plat frontage improvements would provide or improve pedestrian connection along SE 188th St and existing driveways fronting 108th Ave SE would be removed and replaced with sidewalk and curb to match the existing improvements.</i></p>

18. **Street Modification Analysis:** The applicant is requesting a modification from RMC 4-6-060F.2 “Minimum Design Standards Table for Public Streets and Alleys” in order to modify the requirement from half-street frontage improvements due to the short nature of the frontage and the surrounding developments in order to maintain the existing street configuration. Existing improvements consist of four travel lanes, a center turn lane, 5-foot sidewalks located against the curb, and 5-foot wide planter strips on both sides.

To meet the City’s complete street standards 4-6-060.F.2, street improvements including an 8-foot planting strip behind the existing curb, a 12-foot sidewalk (shared bike/pedestrian), a 2-foot strip back of sidewalk, storm drainage, and street lighting would be required. In order to construct this street section, approximately 12.5 feet of right-of-way will be required to be dedicated to the City along the project side of 108th Ave SE.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance	Street Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><u>Staff Comment:</u> <i>The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards in order to extend the existing sidewalk at a width of seven feet and eliminate the need for the landscape requirement between the curb and the sidewalk. These policies are Policy CD-102 and Policy CD-103 which state that the goal is to promote new development with “walkable places,” “support grid and flexible grid street and pathway patterns,” and “are visually attractive, safe, and healthy environments.” The requested street modification is consistent with these policy guidelines.</i></p>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon</p>

	<p>sound engineering judgment.</p> <p><i><u>Staff Comment:</u> The modified street improvements would meet the objectives of a safe walkable environment intended by the Code requirements. The improvements provide for a planting strip of sufficient size (5 feet) for landscaping on the backside of the sidewalk. The five foot wide sidewalk at this location meets the needs of the residents relying on this sidewalk for access to the greater neighborhood.</i></p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><i><u>Staff Comment:</u> The new improvements would meet the standards for safe vehicular and pedestrian use within the current roadway improvements.</i></p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><i><u>Staff Comment:</u> See comments under criterion 'b'.</i></p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><i><u>Staff Comment:</u> The revised street standards provide a safe design for vehicles and pedestrians, and would enhance the attractiveness of the new development. Maintaining a consistent appearance along the street frontage would be beneficial to the subject property and surrounding property owners.</i></p>
✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><i><u>Staff Comment:</u> There are no identified adverse impacts from this modification of sidewalk width and planting strip width for this area.</i></p>

19. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Benson Hill Elementary (0.68 miles from the subject site), Nelsen Middle School (1.72 miles from the subject site), and Lindbergh High School (2.54 miles from the subject site).</p> <p>RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school. While the designated schools are located within a close proximity of the subject site, future students are designated to be transported to school via bus. According to the online Renton School District bus routes WebQuery, the bus stop is located at the intersection of 108th Ave SE & SE 186th St or 108th Ave SE & SE 184th Lane. A 5-foot sidewalk exists along 108th Ave SE and SE 180th St between the subject site and the designated bus stops, which would provide a safe walking route from the proposed subdivision to the bus stop. As part of the proposed project, sidewalks improvements would be constructed along onsite roadways. The addition of frontage improvements include a 5-foot sidewalk on the residential access streets constructed as a part of the Green Leaf Plat and adequate provisions have been made for safe walking conditions for students who would walk north to the pick-up and drop off bus stop locations provided by the Renton School District (approximately 0.1 miles).</p>

	A School Impact Fee would be collected on behalf of the Renton School District for the new residence at the time of building permit issuance. The current Renton School District fee for new single family dwelling is \$5,643.00 per unit.
✓	Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, a Park Impact Fee is required of all new residential development. The current Park Impact Fee is \$1,887.94 per new residence and is payable at the time of building permit issuance.
Compliant if condition of approval is met	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> A Technical Information Report (Exhibit 10), prepared by ESM Consulting Engineers, LLC, dated February 15, 2016 was submitted with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Conditions. The redevelopment is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core and special requirements have been discussed in the provided drainage report.</p> <p>Runoff from the existing site previously includes one single family residence where no stormwater conveyance system exists. Runoff from the site sheet flows into the yards of neighboring properties. The project proposes to tie in to the existing stormwater detention pond and water quality treatment facility that was designed and installed as part of the Greenleaf Plat located adjacent to the subject property. The detention pond is set in the southwest portion of the overall "Greenleaf" site and was designed in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the Manual. The original Greenleaf Plat project improvements contain a Kirstar Perk Filter Vault following the detention pond to provide water quality for the original project prior to discharge to Panther Creek. The calculations provided with the drainage report include the original Greenleaf project area and the area of the proposed 3 lot addition. The calculations confirm the existing detention pond and Perk Filter would provide sufficient capacity to accommodate the proposed addition to the development. The 3 lot addition to the existing stormwater conveyance system, as currently designed, does not produce more than 5,000 square feet of new or replaced impervious surface. As such, additional water quality treatment would not be required for the proposal.</p> <p>Due to shared common improvements between Greenleaf II Short Plat and Greenleaf Plat, staff is recommending, as a condition of approval, that the applicant incorporate the Greenleaf II Short Plat into the established Greenleaf Homeowners Association and assume shared responsible for the ownership and maintenance of all common improvements prior to recording of the short plat. HOA documents (Exhibit 13) shall be approved by the Current Planning Project Manager and the City Attorney prior to short plat recording.</p> <p>A surface water development fee of \$1,485.00 per new dwelling unit would apply. The project proposes the addition of two (2) new single family residences (3 new single family homes, 1 existing home removed). The total fee would be \$2,970.00. This surface water development fee would be payable prior to issuance of the utility construction permit.</p>
✓	Water: Water service is provided by the Soos Creek Water and Sewer District. The applicant shall provide a water availability certificate from Soos Creek Water and Sewer District. A copy of the approved water plan from Soos Creek Water and Sewer District

	<i>shall be provided to the City prior to approval of the Utility Construction Permit.</i>
✓	Sanitary Sewer: <i>Sewer service is provided by the Soos Creek Water and Sewer District. The applicant shall provide a sewer availability certificate from Soos Creek Water and Sewer District. A copy of the approved sewer plan from Soos Creek Water and Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.</i>

I. CONCLUSIONS:

1. The subject site is located in the Residential Medium Density (RMD) Comprehensive Plan designation and complies with the goals and policies established with this designation of all conditions of approval are met, see FOF 13.
2. The subject site is located in the Residential-8 (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 14.
3. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 15.
4. There are no Critical Areas located on the project site, see FOF 16.
5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 17.
6. The proposed short plat complies with the street standards as established by City Code or modified by this decision, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 17.
7. The proposal is compliant with the modification criteria for a street modification, pursuant to RMC 4-9-250D, if all conditions of approval are met, see FOF 18.
8. There are safe walking routes to the school bus stop, see FOF 19.
9. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 19.

J. DECISION:

The Greenleaf II Short Plat and Street Modification, File No. LUA16-000173, SHPL-A, MOD as depicted in Exhibit 2, is approved and is subject to the following conditions:

1. The applicant shall orient the residence to be constructed on Lot 3 to have its front yard and entry oriented to the east or towards 108th Ave SE. A note to this effect shall be recorded on the face of the short plat. The building design of the new residence shall be reviewed and approved at the time of building permit application.
2. A Detailed Landscape Plan that complies with RMC 4-8-120D.12 shall be submitted at the time of Utility Construction Permit application to the Current Planning Project Manager for review and approval. The Detailed Landscape Plan shall demonstrate compliance with the thirty percent (30%) tree retention requirement, the minimum onsite tree density requirement and right-of-way landscaping requirement within the street frontage areas. The onsite trees shall be installed prior to Final Occupancy for the new homes.
3. The applicant shall obtain an ingress/egress public access easement from parcel no. 6623400050 in order to gain access to Greenleaf II Lot 3. Alternatively, if an access easement is unable to be attained, access to Lot 3 shall be obtained from SE 188th St.

April 20, 2016

Page 17 of 18

4. The applicant shall remove the existing driveways fronting 108th Ave SE and replace with vertical curb and sidewalk to match the existing frontage improvements located along 108th Ave SE.
5. The applicant shall provide a five foot (5') wide sidewalk, vertical curb, and driveway approach along the full frontage of Lot 3. A minimum 20 feet of asphalt for secondary fire emergency access shall be retaining within the 27.5-foot wide emergency access easement located on parcel no. 6623400050. In addition, a separate recorded easement or additional right-of-way dedication along SE 188th St shall be required if the sidewalk encroaches into the area of the lot(s).
6. The Greenleaf II Short Plat shall incorporate into the established Greenleaf Homeowners Association and assume shared responsible for the ownership and maintenance of all common improvements prior to recording of the short plat. HOA documents shall be approved by the Current Planning Project Manager and the City Attorney prior to short plat recording.

**DATE OF DECISION ON LAND USE ACTION:
SIGNATURE:**



Jennifer Henning, Planning Director

4/20/2016

Date

TRANSMITTED this 20th day of April, 2016 to the Owner/Applicant/Contact:

Owner:	Applicant/Contact:
CHG SF, LLC	Alison Conner
12600 SE 38th St, Suite 250	Conner Homes
Bellevue, WA 98006	12600 SE 38th St, Suite 250
	Bellevue, WA 98006

TRANSMITTED this 20th day of April, 2016 to the Parties of Record:

None

TRANSMITTED this 20th day of April, 2016 to the following:

Chip Vincent, CED Administrator
Brianna Bannwarth, Development Engineering Manager
Jan Conklin, Development Services
Vanessa Dolbee, Current Planning Manager
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on May 4, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

City of Renton, Washington, Department of Assessments, Greenleaf II Short Plat, Surveyor's Certificate, Record of Records, and various legal descriptions and schedules.

Conner Homes
Greenleaf II short plat

January 20, 2016

Conner Homes Group LLC
Attn: Alison Conner
12600 SE 38th Street, Suite 250
Bellevue, WA 98006

SUBJECT: PROPERTY AT 188th STREET SE, RENTON, WA, EXISTING TREE EVALUATION

I conducted a site visit at the above-referenced site on January 18th to evaluate the overall health of each tree per the City of Renton's Municipal Code Section 4-4-130. Following are the existing significant trees found on the site along with their species, dbh, and overall health. See also Tree Retention Plan Sheet L-1.

TREE RETENTION/REPLACEMENT CALCUALTIONS

1. TOTAL TREES:	6
2. DEDUCTIONS:	
A. Trees that are dangerous:	0
B. Trees in proposed public streets:	0
C. Trees in proposed private access tracts:	0
D. Trees in critical areas and buffers:	0
3. Subtract line 2 from line 1:	6
4. Project is in the R-1 zone: 6 trees x 0.3 =	2
5. Quantity of trees proposed to be retained:	0
6. Subtract line 5 from line 4 for trees to be replaced:	2
7. Multiply line 6 by 12" for number of replacement inches:	24
8. Proposed size of trees to meet replacement trees:	2"
9. Divide line 7 by line 8 for number of replacement trees:	12

Conner Homes
Greenleaf II short plat

<u>TREE NO.</u>	<u>DBH</u>	<u>SPECIES</u>	<u>RETAIN/REMOVE</u>	<u>NOTES</u>
001	42"	Douglas Fir	Remove	Healthy
002	34"	Douglas Fir	Remove	Healthy
003	24"	Douglas Fir	Remove	Healthy
004	30"	Deciduous	Remove	Some cankers, generally healthy
005	20"	Pine	Remove	Shaded foliage, generally healthy
006	28"	Western Cedar,	Remove	Healthy

ASSUMPTIONS:

1. Only the numbered trees in this report have been examined. This report reflects the condition of the trees at the time of the site visit. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject tree may not arise in the future.

2. All trees may fail at any time, with or without obvious defects, and with or without applied stress. A complete evaluation of the potential for this (a) tree to fail required excavation and examination of the base of the subject tree.

Regards,

VARLEY VARLEY VARLEY

A handwritten signature in dark ink, appearing to be 'JWV' with a stylized flourish on the left.

Jeff Varley

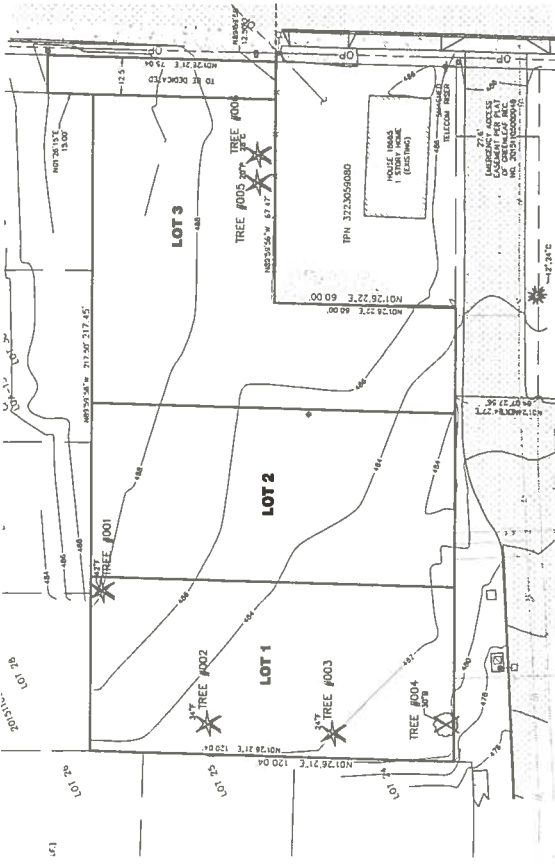
Landscape Architect

12743 NE 170th Lane

Woodinville, WA 98072

phone: 425-466-9430

email: varley_jeff@hotmail.com



TREE RETENTION PLAN - INVENTORY

1" = 20'-0"

TREE INVENTORY

TREE NO.	DBH	SPECIES	RETAIN/REMOVE	NOTES
001	42"	Douglas Fir	Remove	Healthy
002	34"	Douglas Fir	Remove	Healthy
003	24"	Douglas Fir	Remove	Healthy
004	30"	Deciduous	Remove	Some cankers, generally healthy
005	20"	Pinus	Remove	Shaded foliage, generally healthy
006	28"	Western Cedar	Remove	Healthy

TREE RETENTION WORKSHEET

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

Planning Division
 1055 South Gray Way-Renton, WA 98057
 Phone: 425-430-1000 | www.renton.wa.gov

Print form | Email form | Save form

TREE RETENTION WORKSHEET

- Total number of trees over 6" diameter¹, or alder or cottonwood trees at least 6" in diameter on project site: 6 trees
- Deductions: Certain trees are excluded from the retention calculation:
 Trees in proposed public streets: 3 trees
 Trees in proposed private access easements/tracts: 0 trees
 Trees in critical areas², and buffers: 3 trees
 Total number of excluded trees: 0 trees
 Subtract line 2 from line 1:
 Result: 6 trees
- Next, to determine the number of trees that must be retained³, multiply line 3 by:
 0.3 in zones RC, R-1, R-4, R-6, or R-8
 0.1 in all other residential zones
 Result: 2 trees
- Use the number of 6" in diameter, or alder or cottonwood trees over 6" in diameter that you are proposing to retain⁴: 0 trees
- Subtract line 5 from line 4 for trees to be replaced:
 (If the result is less than zero, no replacement trees are required)
 Result: 2 trees
- Multiply line 6 by 12" for number of required replacement inches:
 (Minimum 2" caliper trees required)
 Result: 24 inches
- Divide line 7 by line 8 for number of replacement trees⁵:
 (If remainder is .5 or greater, round up to the next whole number)
 Result: 12 trees

¹ Measured at 4.5' above grade.
² Critical areas include, but are not limited to, floodplains, wetlands, riparian areas, and other areas designated as critical areas by the City.
³ Retention of trees is required in all zones, except in zones where trees are specifically excluded by the City.
⁴ The City may require modification of the tree retention plan to ensure retention of the minimum number of trees per AEC 4.1.3.01.12.
⁵ The City may require modification of the tree retention plan to ensure retention of the minimum number of trees per AEC 4.1.3.01.12.

REVISIONS
 NO. DATE DESCRIPTION BY

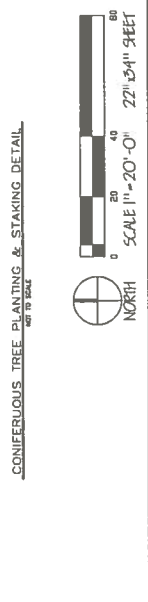
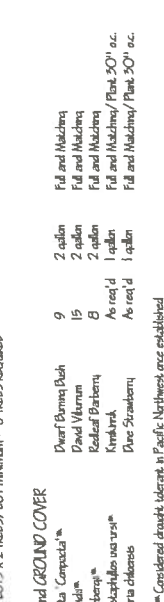
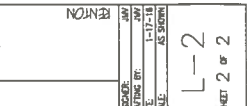
VARELY • VARELY • VARELY
 1217 NE HOWLAND Way
 Renton, WA 98057
 Phone: 206-466-9400
 Email: jvarely@varely.com

GREENLEAF II
 SE 188th STREET
 TREE RETENTION and LANDSCAPE SET-
 TREE RETENTION PLAN

RENTON
 PROJECT NO. 2019-001
 DATE: 1-17-19
 SCALE: AS SHOWN

SHEET 1 of 2





1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THEMSELVES WITH ALL OTHER SUBMITTALS AND SPECIFICATIONS TO THE PROJECT.
2. CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES, LOCATION, DEPTH AND ACCEPTANCE BY THE CITY.
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UNLESS ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS NOTED ON THE SCHEDULE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
6. PLANTS SHALL BE SUPPLIED IN 10% OF ONE CWT AS PROVIDED BY FURNISH ALL PLANTING AREAS TO BE CLEANED OF ALL CONSTRUCTION MATERIALS AND ROCKS AND STOCKS LARGER THAN 8" DIAMETER.
7. 4" DEPTH NEW TOPSOIL IN NEW BEDS SHOWN. ROTO TILL INTO TOP 8" OF SOIL.
8. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AIR TRANSPORT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL CONTAIN AN STD STANDARD FOR NURSERY STOCK, LATEST EDITION, ANY OTHERS MAY BE USED.
10. A GENERAL ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIONS, TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULLY WELLED BRANCHED, WELL DEVELOPED AND FREE FROM DISEASE, PESTS AND DEFECTS. PLANTS SHALL BE PLANTED UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
11. TREES, SHRUBS AND GROUND COVER QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS NOTED ON THE SCHEDULE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. FREE OF DISEASE, INJURY, INSECTS, DROUGHT, HAIL, DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
12. PLANTS SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND DROUGHT TOLERANT AND SHALL BE IRRIGATED BY FLOOD HEADQUARTERS LANDSCAPE STRIP AT PLANT MATERIAL IS CONSIDERED DEAD DROUGHT TOLERANT AND SHALL BE REPLACED FOR THE FIRST TWO (2) YEARS AFTER INSTALLATION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPOSED U/I TREES UPON COMPLETION OF THE PROPOSED WORKS.
14. STREETSCAPE PLANT MATERIAL SHALL BE INSTALLED BY DEVELOPER.



February 9, 2016
ES-4072.01

Earth Solutions NW LLC

- Geotechnical Engineering
- Construction Monitoring
- Environmental Sciences

Conner Homes
12600 Southeast 38th Street, Suite 250
Bellevue, Washington 98006

Attention: Ms. Alison Conner

**Subject: Summary Letter
Greenleaf II/Kohr Short Plat
18661 - 108th Avenue Southeast
Renton, Washington**

Reference: Earth Solutions NW, LLC
Geotechnical Engineering Study
Proposed Panther Lake
Residential Subdivision
18647 - 108th Avenue Southeast
Renton, Washington
Dated September 23, 2013

Dear Ms. Conner:

As requested, Earth Solutions NW, LLC (ESNW) has prepared this letter to summarize the soil conditions observed at the site. ESNW reviewed the referenced document; and the undersigned project geologist excavated four test pits using hand tools for the purposes of confirming the suspected subsurface conditions on-site February 8, 2016.

The property is comprised of a parcel located on the west side of 108th Avenue Southeast, north of the intersection with Southeast 192nd Street in Renton, Washington. The property was undeveloped at the time of site exploration. The topography across the development envelope portion of the site is relatively flat in nature.

Plans for the site development include several single-family residential lots, access roads, and associated improvements.

Review of geologic maps indicates the site is mapped as being underlain by glacial till.

ESNW observed up to a foot of fill soil consisting of silty sand with gravel (Unified Soil Classification, SM) in a dense condition. The fill was underlain by native soils comprised of silty sand with gravel in a dense condition. Elsewhere ESNW observed dense native glacial till soil consisting of silty sand with gravel (SM) and poorly graded sand with silt and gravel (SP-SM) in a dense condition.

Groundwater seepage was not observed at any of the test pit locations. However perched groundwater seepage is common on sites underlain by glacial till soils, and is typically observed at the contact between the weathered and unweathered glacial till material.

Geotechnical Considerations

The soils observed within the substrata are considered suitable for support of foundations near the surface. Subsurface conditions suitable for support of the proposed foundation elements will be encountered at depths of approximately one to two feet below existing grades.

Based on the observed soil conditions, the recommendations included in the referenced report are applicable for this site.

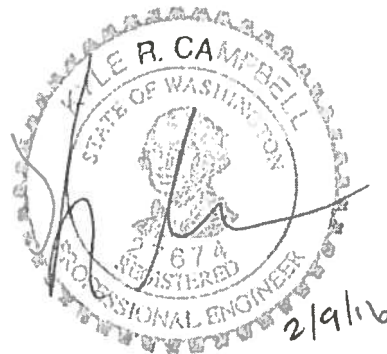
Should you require additional information, or have questions, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC



Stephen H. Avril
Project Geologist



Kyle R. Campbell, P.E.
Principal

PREPARED FOR
The Conner Homes Group, LLC
September 23, 2013


Henry T. Wright, E.I.T.
Staff Engineer



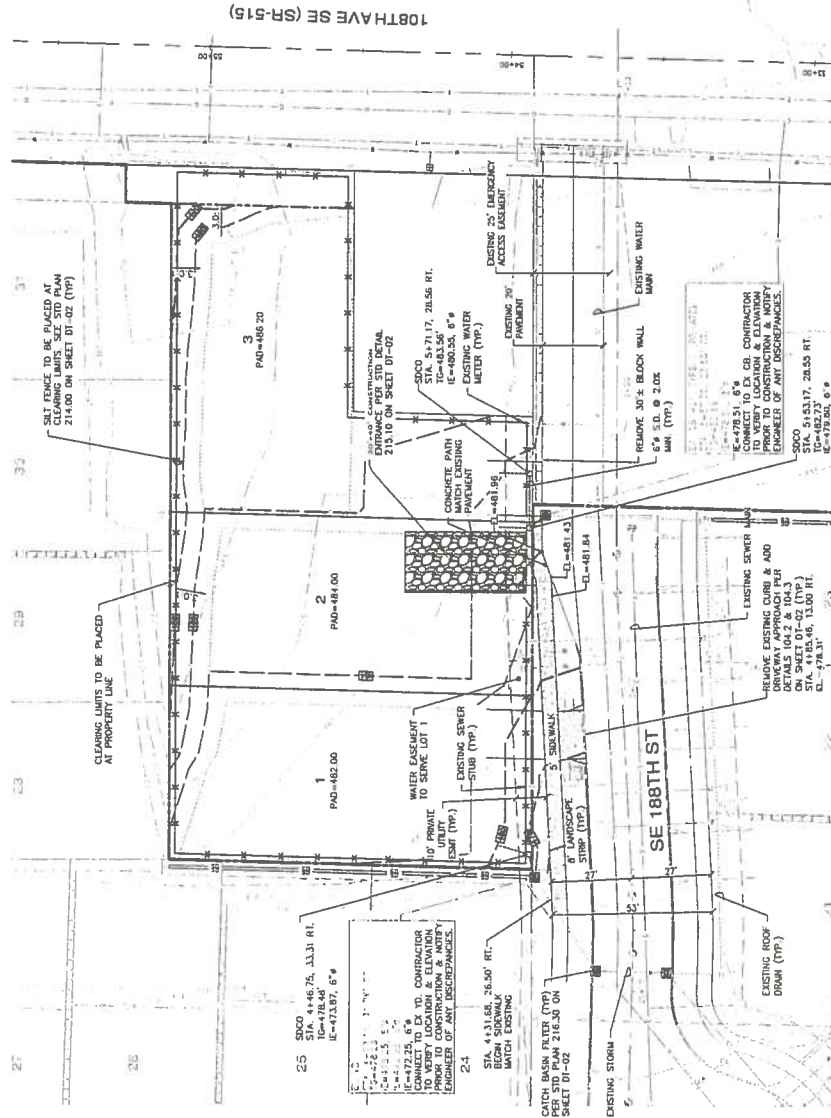
Kyle R. Campbell, P.E.
Principal

GEOTECHNICAL ENGINEERING STUDY
PROPOSED PANTHER LAKE
RESIDENTIAL SUBDIVISION
18647 – 108TH AVENUE SOUTHEAST
RENTON, WASHINGTON

ES-2995

Earth Solutions NW, LLC
1805 – 136TH Place Northeast, Bellevue, Washington 98005
Ph: 425-284-3300 Fax: 425-449-4711
1-866-336-8710

A PORTION OF THE SE 1/4 OF SECTION 32, TOWNSHIP 23N., RANGE 5E, KING COUNTY, WASHINGTON



**Full Document
Available upon Request**

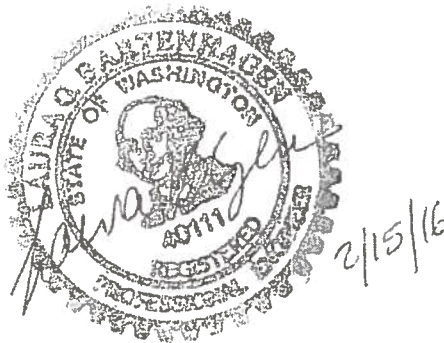
GREENLEAF 2

Technical Information Report

February 15, 2016

Prepared for

Conner Homes
12600 SE 38th St, Suite 250
Bellevue, WA 98004



Submitted by

ESM Consulting Engineers, LLC
33400 8th Avenue S, Suite 205
Federal Way, WA 98003

253.838.6113 tel
253.838.7104 fax



www.esmcivil.com

Construction Mitigation Description Greenleaf II

Construction is expected to start April 2016 and with homebuilding finished August 2016, though this is dependent on a steady sales rate and market conditions.

Construction hours will follow the City of Renton Code limiting construction activities to between 7am and 8pm Monday through Friday, and 9am to 8pm on Saturdays with no work permitted Sundays. No special hours are proposed for construction or hauling.

Hauling and transportation will be on SE 188th St and onto lots 32 – 34 of the Greenleaf plat. No hauling will occur on 108th.

Best Management Practices from the Washington State DOE Manual will be used to control dust, traffic and transportation impacts, erosion, mud, noise and other impacts.

During construction, the contractor will follow an approved temporary erosion and sedimentation control plan meeting City standards. Typical measures, which may be employed, include the use of silt fences, straw bales, and temporary storm drainage features. Hydroseeding exposed soils and cleared areas after construction will also reduce the potential for erosion.

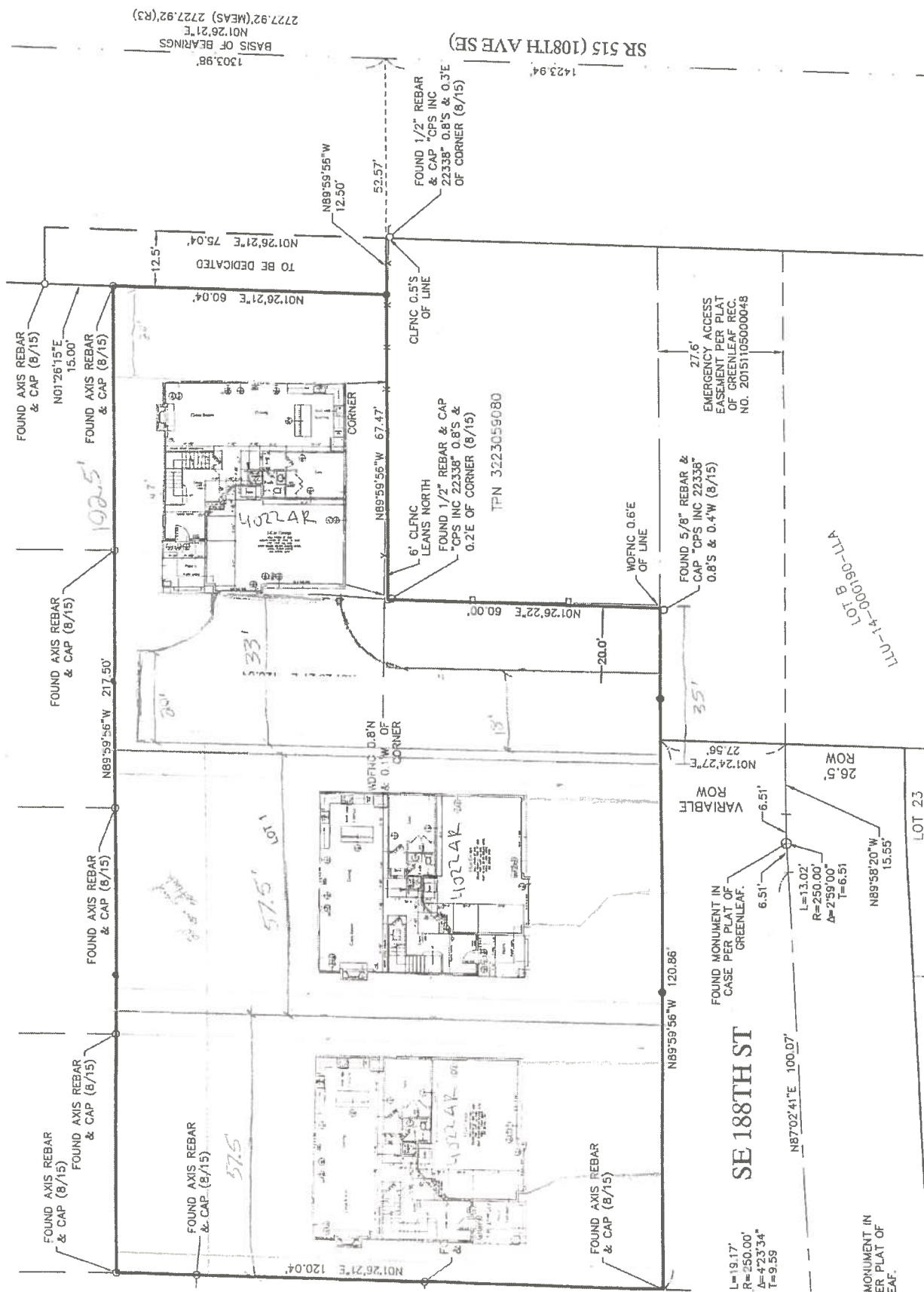
Some heavy machinery exhaust and dust particulates generated primarily by construction equipment will be produced during the construction phase of this project. The amount of emissions to the air will be minimal and will occur during the actual construction of the development. After construction any emissions would be that of a typical residential area.

All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emission laws. Vehicles entering and leaving the site will also be regulated for emissions by state and local emission laws. During construction the site will be watered as necessary to keep any dust from impacting surrounding air quality.

Short-term noise impacts would result from the use of construction equipment during site development. Construction would occur during permitted construction hours and always in compliance with the City of Renton noise regulations. Equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of potential construction noise. Long-term impacts would be those associated with the increase in vehicular traffic from future home owners and typical residential noise.

A flagger will be used as needed along SE 188th street. A type III barricade will prevent any access onto 108th AVE SE. Exhibit attached.

SR 515 (108TH AVE)



When recorded, return to:
CHG SF, LLC
12600 SE 38th ST, Suite 250
Bellevue, WA 98006

**Full Document
Available upon Request**

**DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR

GREENLEAF HOMEOWNERS ASSOCIATION**

THIS DECLARATION is made on this _____, 2016, by CHG SF, LLC a Washington Limited Liability Company, referred to herein as “Declarant”, which is the owner of certain real property now known as “Greenleaf” situated in the City of Renton, in King County, Washington.

The Declarant has created a non-profit corporation known as the Greenleaf Homeowners Association. The Greenleaf Homeowners Association (hereafter referred to as “Association”) shall be delegated and assigned the duties and powers of owning, maintaining, and administering any and all Common Areas and related facilities in the Plat, administering and enforcing these covenants, conditions and restrictions, and collecting and disbursing the assessments and charges hereinafter created. The Association shall also have the right and power to promulgate rules and regulations that may further define and limit permissible uses and activities consistent with the provisions of this Declaration.

NOW, THEREFORE, the undersigned hereby covenants, agrees, and declares that all of the Plats as defined herein and the buildings and structures hereafter constructed thereon are, and will be, held, sold, and conveyed subject to and burdened by the following covenants, conditions, and restrictions, for the purpose of enhancing and protecting the value, desirability, and attractiveness of Greenleaf for the benefit of the Owners thereof, their heirs, successors, grantees, and assigns.

ARTICLE 1 - DEFINITIONS

Section 1.1: Articles. “Articles” shall refer to the adopted Articles of Incorporation of the Association as now or hereafter amended.

Section 1.2: Board. “Board” shall mean and refer to the board of directors of the Association established pursuant to the Articles and Bylaws.



Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:** CI-73 - REVISED

**MUNICIPAL
CODE SECTIONS:** 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

REFERENCE:

SUBJECT: Residential Building Height (RC thru RMF)

BACKGROUND: **Erratum Statement:** CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof; and
2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.

ADVISORY NOTES TO APPLICANT
LUA16-000173



Application Date: March 08, 2016
Name: Greanleaf II

Site Address: 18661 108th Ave SE
Renton, WA 98055-6432

PLAN - Planning Review - Land Use

Version 1 |

Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at building permit issuance.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. One existing hydrant can be counted toward these requirements. A water availability certificate is required from Soos Creek Water and Sewer District.

2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings.

Planning Review Comments

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

2. New single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

6. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Technical Services Comments

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: Legal description does not match title report provided, however we are aware of the Boundary Line Adjustment applied for on a portion of the lots involved in this Short Plat.

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Recommendations: I have reviewed the application for the Greenleaf II Short Plat at 18661 – 108th Ave SE and have the following comments:

EXISTING CONDITIONS

Water Water service is provided by the Soos Creek Water and Sewer District.

Sewer Water service is provided by the Soos Creek Water and Sewer District.

Storm The existing property does not contain stormwater facilities.

CODE REQUIREMENTS

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

WATER

1. The applicant shall provide a water availability certificate from Soos Creek Water and Sewer District. A copy of the approved water plan from Soos Creek Water and Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.

SEWER

1. The applicant shall provide a sewer availability certificate from Soos Creek Water and Sewer District. A copy of the approved sewer plan from Soos Creek Water and Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.

SURFACE WATER

1. A surface water development fee of \$1,485.00 per new dwelling unit will apply. The project proposes the addition of (2) new single family residences (3 new single family homes, 1 existing home removed). The total fee is \$2,970.00. This is payable prior to issuance of the utility construction permit.
2. A drainage report, dated February 15, 2016, was submitted by ESM Consulting Engineers with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Conditions. The redevelopment is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core and special requirements have been discussed in the provided drainage report.
3. Runoff from the existing site includes one single family residence where no stormwater conveyance system exists. Runoff from the site sheet flows into the yards of neighboring properties.
4. The project proposes to tie in to the existing stormwater detention pond and water quality treatment which was designed and installed as part of the Greenleaf Short Plat adjacent to the subject property.
5. The detention pond is located in the southwest portion of the overall site (including the original Greenleaf project) and was designed in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the Manual.
6. The original Greenleaf project contains a Kistar Perk Filter Vault following the detention pond to provide water quality for the original project prior to discharge to Panther Creek.
7. The calculations provided with the drainage report include the original Greenleaf project area and the area of the proposed 3 lot addition and confirm the existing detention pond and Perk Filter will provide sufficient capacity to accommodate the proposed addition to the development.
8. The 3 lot addition to the existing stormwater conveyance system, as currently designed, does not produce more than 5,000 square feet of new or replaced impervious surface. As such, additional water quality treatment is not required for the proposal.

TRANSPORTATION

1. The proposed project fronts 108th Ave SE (SR 515), which is classified as a principal arterial street. Minimum right of way width for this street classification with 5 travel lanes is 103 feet. Existing right of way width in 116th Ave SE is approximately 82 feet. To meet the City's complete street standards, street improvements, including a pavement width of 27 feet from the center line, curb, gutter, and 8 foot planter strip, 8 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. Approximately 10.5 feet of right of way dedication is required.
2. Applicant has requested a modification from street improvements to dedicate the required 10.5 feet right of way plus 2 feet for a total of 12.5 feet of dedicated right of way and retain the existing half street frontage improvements along 108th Ave SE. This modification request matches the approved request submitted for the Greenleaf Short Plat adjacent to the subject property and will be supported by staff. Approval shall be provided under a separate cover.
3. The proposed project fronts SE 188th Street, which is classified as a residential access road constructed as part of the Greenleaf Plat adjacent to the subject property. The full standard roadway width (53 feet ROW) of SE 188th Street ends approximately at the east property line of Lot 2, then tapering to a dedicated 25 foot emergency access entrance installed as part of the Greenleaf Plat adjacent to the subject property.
4. Street frontage along SE 188th Street shall include 0.5 foot curb, 0 – 8 foot landscape strip and a 5 foot sidewalk. Frontage shall extend from the termination point of existing frontage, installed as part of the Greenleaf Plat adjacent to the subject property, and end at the east property line of lot 2, tapered to maintain 20 foot emergency vehicle access at all points.
5. Access to each of the lots shall be from SE 188th Street. Existing driveways fronting 108th Ave SE shall be removed and replaced with sidewalk and curb to match the existing sidewalk located along 108th Ave SE.
6. Refer to City code 4 4 080 regarding driveway regulations. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
 - a. A minimum separation of 5 feet is required between driveway and the property line.
 - b. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double loaded garage driveway shall not exceed sixteen feet (16').
7. Driveway locations and designs are not shown on the provided drawings. Access to Lot 3 may require installation of a hammerhead turnaround for emergency access. Fire access is required within 150 feet of all points of the building, measured from the driveway entrance on SE 188th Street. Driveway designs shall be submitted with the building permits for each lot.

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

8. Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. The project proposes the addition of (2) new single family residences (3 new single family homes, 1 existing home removed). Traffic impact fees will be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development will be \$5,902.34. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.

9. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.

GENERAL COMMENTS

1. Separate permits and fees for storm connections will be required.
2. Any proposed rockeries or retaining walls greater than four feet in height, measured from the footing, will require a separate building permit, structural plans and special inspection.
3. Adequate separation between utilities shall be provided in accordance with code requirements.
4. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
5. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.

2. Provide bicycle lanes per adopted Trails and Bicycle Master Plan. Plan sheet #102 – Benson Drive south / SR 515 Bicycle Lanes.

3. Street Frontages – include an eight foot wide plantings strip with 4 to 5 street trees along 108th Avenue and one tree per lot on new side street as well as other plantings such as turf, groundcover plants, shrubs, etc.

4. Street trees along 108th Avenue shall be single stemmed, low maturing trees due to overhead power lines.

Engineering Review Comments

Contact: Brianne Bannwarth | 425-430-7299 | bbannwarth@rentonwa.gov

Recommendations: Street Modification Analysis: The applicant is requesting a modification from RMC 4 6 060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to modify the requirement from half street frontage improvements due to the short nature of the frontage and the surrounding developments in order to maintain the existing street configuration. Existing improvements consist of four travel lanes, a center turn lane, 5 foot sidewalks located against the curb, and a 5 foot wide planter strips on both sides.

To meet the City's complete street standards 4 6 060.F.2, street improvements including an 8 foot planting strip behind the existing curb, a 12 foot sidewalk (shared bike/pedestrian), a 2 foot strip back of sidewalk, storm drainage, and street lighting would be required. In order to construct this street section, approximately 12.5 feet of right of way will be required to be dedicated to the City along the project side of 108th Ave SE.

The proposal is compliant with the following modification criteria, pursuant to RMC 4 9 250D, if all conditions of approval are met.

Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance Street Modification Criteria and Analysis

a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.

Staff Comment: The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards in order to extend the existing sidewalk at a width of seven feet and eliminate the need for the landscape requirement between the curb and the sidewalk. These policies are Policy CD 102 and Policy CD 103 which state that the goal is to promote new development with "walkable places," "support grid and flexible grid street and pathway patterns," and "are visually attractive, safe, and healthy environments." The requested street modification is consistent with these policy guidelines.

b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.

Staff Comment: The modified street improvements will meet the objectives of a safe walkable environment. The improvements provide for a planting strip of sufficient size (5 feet) for landscaping on the backside of the sidewalk. The five foot wide sidewalk at this location meets the needs of the residents relying on this sidewalk for access to the greater neighborhood.

c. Will not be injurious to other property(ies) in the vicinity.

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments	Contact: Brianne Bannwarth 425-430-7299 bbannwarth@rentonwa.gov
<p>Staff Comment: The new improvements will meet the standards for safe vehicular and pedestrian use within the current roadway improvements.</p> <p>d. Conforms to the intent and purpose of the Code. Staff Comment: See comments under criterion 'b'.</p> <p>e. Can be shown to be justified and required for the use and situation intended; and Staff Comment: The revised street standards provide a safe design for vehicles and pedestrians, and will enhance the attractiveness of the new development. Maintaining a consistent appearance along the street frontage will be beneficial to the subject property and surrounding property owners.</p> <p>f. Will not create adverse impacts to other property(ies) in the vicinity. Staff Comment: There are no identified adverse impacts from this modification of sidewalk width and planting strip width for this area.</p>	